



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## **ARCHITECTURAL REVIEW BOARD**

**THURSDAY, FEBRUARY 5, 2004**

### **CITY COUNCIL CHAMBERS**

#### **CIVIC CENTER**

**17555 PEAK AVENUE**

**MORGAN HILL, CA**

#### **BOARD MEMBERS**

CHAIR, ROD MARTIN

VICE-CHAIR, JAMES FRUIT

LORI CAIN

YARMILA KENNETT

JERRY PYLE

**REGULAR MEETING –7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
  - *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT  
CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** January 15, 2004

**SUBCOMMITTEE ACTIONS:**

1. Vineyard – Nob Hill
2. Monterey – Jasmine Square
3. Concord – US Tech Ceramic
4. Sunnyside – Quail Creek
5. E. Dunne – Ho

**CONSENT CALENDAR:**

6. **SITE REVIEW, SR-03-21: TENNANT-CINELUX THEATERS:** A request to approve a new entrance and marquee sign for the Cinelux Movie Theaters located at Tennant Station on Tennant Ave. in Planned Unit Development (PUD) zoning district. (APN 817-06-039)

**Recommendation:** Adopt Resolution No. 03-041, approving request.

7. **SITE REVIEW, SR-03-19: DEWITT-MARRAD:** A request for site, landscape and architectural plan approval for the construction of a 4-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD. (APN 773-08-015)

**Recommendation:** Close/Public Hearing/Adopt Resolution No. 03-032, approving request.

# ARCHITECTURAL REVIEW BOARD MEETING AGENDA

FEBRUARY 5, 2004

Page -3-

8. **SITE REVIEW, SR-02-20: DEWITT-MARQUEZ/GLUHAICH:** A request for site, landscape and architectural plan approval for the construction of a 5-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD. (APN 773-08-014)

**Recommendation:** Close/Public Hearing/Adopt Resolution No. 03-033, approving request.

## **OLD BUSINESS**

9. **PLAN DETAIL REVIEW, SITE REVIEW SR 03-04: CONDIR-THE FORD STORE:** A request for approval of a revised landscape plan and a photometric plan for the Ford Dealership. Board review and approval of the plans are required as a condition of approval of Site Review application number SR 03-04: Condit-The Ford Store.

**Recommendation:** Approve by minute action.

## **NEW BUSINESS**

10. **SITE REVIEW, SR-03-24: PEET-LUPINE:** A request for site, architectural and landscape plan approval for a 90-unit single-family development on an approximate 61-acre site. The subject site is located at the northeast corner of Cochrane Rd. and Peet Rd. in an R-1(12,000) zoning district. (APNs 728-34-002 & -003)

**Recommendation:** Open public hearing and continue to the March 4 meeting.

11. **SITE REVIEW AMENDMENT, SRA-02-19: DEPOT - GRANARY:** A request to amend conditions of approval regarding the type of street light fixtures and selection of a street tree in conjunction with a proposed remodel and conversion of the former Isaacson Grains building to a commercial office building. The project is located at 17500 Depot. (APN 726-14-059)

**Recommendation:** Adopt Resolution No. 04-004, approving request

## **ANNOUNCEMENTS:**

**Handbook workshop postponed to February 19 meeting.**

**Municipal Code changes required before alternate member may be added to the Board.**

## **ADJOURNMENT:**

***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

***NOTICE***

***AMERICANS WITH DISABILITY ACT (ADA)***

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

***NOTICE***

***NOTICE IS GIVEN*** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

***NOTICE***

*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*